



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

#### NOVEMBER 28, 2018

1:30 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

William La Voie, *Chair*  
Anthony Grumbine, *Vice Chair*  
Michael Drury  
Steve Hausz  
Ed Lenvik  
Bill Mahan  
Judy Orías  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

#### STAFF:

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Heidi Reidel, Commission Secretary

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**NOTE TO APPLICANTS:** Applicants are urged to access the Design Review Submittal Quick Reference Guide available at [SantaBarbaraCA.gov/PlanningHandouts](http://SantaBarbaraCA.gov/PlanningHandouts) to view the *required* and suggested submittal items for each review level of a project.

**PUBLIC HEARING PROCEDURE:** The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). Please note that the HLC may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC). Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email [PPlummer@SantaBarbaraCA.gov](mailto:PPlummer@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized

NOTE: Agenda schedule is subject to change as cancellations occur.

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/HLCVideos](http://SantaBarbaraCA.gov/HLCVideos).

**APPEALS:** Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

**STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY:** State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

**LICENSING ADVISORY:** The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.1.2A and 3.1.2C for specific information.

**NOTICE:** On Wednesday, November 21, 2018, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC).

### PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures ([HLC Guidelines](#)). The specific HLC Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. (3.2.4)
- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.



**GENERAL BUSINESS**

## A. Public Comment.

Any member of the public may address the Commission for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **November 14, 2018**.C. Consent Calendar of **November 28, 2018**.

## D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

## E. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****1. 1500 STATE STREET**

**(1:45)** Assessor's Parcel Number: 029-232-008

Owner: Trinity Episcopal Church

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council the City Landmark designation of Trinity Episcopal Church, a sandstone, Gothic Revival style building designed in 1912 and completed in 1919, located at 1500 State Street.)

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****2. 841 CIMA LINDA AVENUE**

**(1:55)** Assessor's Parcel Number: 015-202-030

Owner: Zeus Trust

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Spanish Colonial Revival style house, designed by Carleton Monroe Winslow, in 1926 located at 841 Cima Linda Avenue.)

**REVIEW AFTER FINAL****3. 1330 CHAPALA ST****C-G Zone****(2:05)**

Assessor's Parcel Number: 039-131-001  
Application Number: MST2013-00169  
Owner: Metropolit Theatres Corporation  
Architect: Peikert RRM Design Group  
Business Name: Arlington Village

(This is a revised project description. Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,049 square feet) and two commercial units (895 square feet). The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 41 spaces, and a surface lot will contain 50 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington theatre. Also proposed is the removal of nineteen mature trees, with twelve existing trees to be protected on site and six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch.")

**(Review After Final is requested for the Arlington Hotel Golden Arch plaque. Project was last reviewed on November 15, 2017.)**

**ARCHAEOLOGY REPORT****4. 809 DE LA VINA ST****C-G Zone**

**(2:30)** Assessor's Parcel Number: 037-041-009  
 Application Number: MST2017-00017  
 Owner: 815 De La Vina LLC  
 Applicant: Trish Allen  
 Architect: Cearnal Collective LLP

(This is a revised project description. The project site contains a Structure of Merit: Ott House, constructed 1888 in the Queen Anne style. Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels (APNs 037-041-008, 037-041-009, 037-041- 010), the demolition of 2 one-story buildings and 2 two-story buildings and the construction of one new three-story residential building, with the Ott House proposed to be relocated to the corner at De la Vina and De la Guerra Streets (addressed as 208 W. De la Guerra). The overall unit mix will be 14 studio apartments, 22 one-bedroom apartments, and 1 two-bedroom apartment ranging from 291 square feet to 901 square feet with an average unit size of 567 square feet. The proposed density on this 29,275 square foot parcel is 57 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac). Also proposed are 40 vehicle parking spaces and 40 bicycle parking spaces.)

**(Review of a Phase I Archaeological Resources Report, prepared by David Stone, Stone Archaeological Consulting.)**

**HISTORIC STRUCTURES REPORT****5. 809 DE LA VINA ST****C-G Zone**

**(2:40)** Assessor's Parcel Number: 037-041-009  
 Application Number: MST2017-00017  
 Owner: 815 De La Vina LLC  
 Applicant: Trish Allen  
 Architect: Cearnal Collective LLP

(This is a revised project description. The project site contains a Structure of Merit: Ott House, constructed 1888 in the Queen Anne style. Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels (APNs 037-041-008, 037-041-009, 037-041- 010), the demolition of 2 one-story buildings and 2 two-story buildings and the construction of one new three-story residential building, with the Ott House proposed to be relocated to the corner at De la Vina and De la Guerra Streets (addressed as 208 W. De la Guerra). The overall unit mix will be 14 studio apartments, 22 one-bedroom apartments, and 1 two-bedroom apartment ranging from 291 square feet to 901 square feet with an average unit size of 567 square feet. The proposed density on this 29,275 square foot parcel is 57 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac). Also proposed are 40 vehicle parking spaces and 40 bicycle parking spaces.)

**(Review of a Phase II Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded that the proposed project impacts to the historic resources are Less than Significant (Class III). After the implementation of the proposed project the Ott House would maintain its status as a Structure of Merit. The Historic Structures/Sites Report was last reviewed on November 14, 2018.)**

**PROJECT DESIGN REVIEW****6. 3 ROSEMARY LN****RS-15 Zone****(4:05)**

Assessor's Parcel Number: 015-093-019  
Application Number: MST2018-00332  
Owner: Kurt G Harris

(The English Cottage style residence designed by Harriett Moody in 1940 is a designated Structure of Merit. Proposal to demolish the attached garage and flower room for a new 581 square foot two-car garage and 935 square feet of additions to the first and second floor living space. Exterior improvements to the residence include replacement of the entry and east side doors and abatement of violations listed in ENF2017-00723 by restoring the one set of diamond pane casements on the front elevation to match original. The project also involves demolition of two non-conforming sheds and construction of a 440 square foot detached artist studio, replacement and extension of a six foot high wooden fence on the south lot line, and a new eight foot high wooden fence on the eastern lot line. The proposed total of 3,417 square feet on a 12,289 square foot lot is 85% of the maximum guideline floor-to-lot area ratio.)

**(A. Review of a Phase I & II Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. 3 Rosemary Lane is a designated City of Santa Barbara Structure of Merit. The Phase I component of this report concludes 3 Rosemary Lane meets Criteria a, d, e, f, g, h, i and additional Criterion 6 and 8 that make it eligible for continued listing as a City of Santa Barbara Structure of Merit. The property is also eligible for listing at the state level under Criteria 2 and 3d and to the National Register of Historic Places under Criterion c. Because the house at 3 Rosemary Lane is eligible for listing at the local, state, and national level it is considered a significant resource for the purposes of CEQA review.)**

**(B. Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Hillside Design District findings are required. Project was last reviewed on September 5, 2018.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**